



REZONING

July 15, 2004

FILE: RZ 04-07-03

R-2 TO C-1

Property Information

Tax ID	Tax Map 072A Parcel 078
Location/address	447 Marie Street
Parcel Size	0.46 acres
Current Zoning	R-2 (single-family residential)
Request	C-1 (neighborhood commercial)
Proposed Use	Parking/detention for adjoining business
Commission District	District 3 (Ford)
Recommendation	Disapproval

Summary and Recommendation

Bell Investment Company seeks rezoning of a 0.46-acre parcel located at 447 Marie Street from R-2 to C-1 for the purpose of using the site for parking and stormwater detention as part of the redevelopment of 450 North Belair Road, which is already zoned C-1. The parcel at 447 Marie Street is currently used as a residential lot and has a doublewide manufactured home (i.e., nonconforming residential structure). The intent as stated in the rezoning application is to remove this structure and utilize the site for parking and stormwater detention as part of the redevelopment of the Belair Road frontage as an office or commercial site. The parcel at 450 North Belair is currently used as residential rental property, including apartments in the older cabin-like structure and a single-family home that sits partially in front of that cabin building.

The Marie Street area is under development pressure since the construction of the Fatz Restaurant at the corner of Marie Street and Hereford Farm Road. Also under consideration for rezoning at this meeting is a PUD on the south side of Marie Street proposing a mixture of office and limited-scale commercial with a connection to Marie Street.

Staff examined the interdepartmental review comments and sought clarification on the availability of infrastructure to serve development along Marie Street. There is a definite concern with use of Marie Street for commercial access, as the roadway width is narrow, with a sharp turn that becomes essentially a one-way lane approaching North Belair Road. Department comments state that Marie Street must be upgraded to county standards to allow development to occur.

The Water and Sewer Services Division reported that a 2-inch water line serves the Marie Street area. In further contact, the line has adequate pressure given its location to a major distribution line; however, there are limitations on users that would require a large volume of water and could present difficulty for firefighting purposes.



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The growing development interest in this area shows the need to re-evaluate the Marie Street area for its potential for office or limited commercial development. The main question is on the proper timing of any transition of this area for commercial activity.

Without proper infrastructure and a comprehensive zoning approach, piecemeal development of Marie Street will overburden the existing street and utility system and likely cause negative effects on the remaining residential properties.

Staff recommends disapproval of this request.

Interdepartmental Review

Water and Sewer: A 2-inch water line and an 8-inch sewer line are available along Marie Street.

Construction and Maintenance: Any future development along Marie Street should be contingent on improving the street to county standards.

Sheriff: Additional patrols will be necessary for crime prevention and traffic control.

Health Department: The applicant must survey whether gravity sewer is available and contact the Health Department before moving forward. The applicant must contact the Health Department about the Bakery kitchen.

Engineering: Site is in the Betty's Branch Drainage Basin. Site plans must be submitted and approved by the County Engineer. Access to Marie Street shall meet the roadway standards as prescribed by the Subdivision Ordinance.

Planning: The zoning of Marie Street must be handled in a more comprehensive manner in order to address deficiencies with the existing transportation system and utilities.



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Growth Management Plan

The Columbia County Growth Management Plan designates this property for Urban Residential: Medium Density. As such, the request is not consistent with the Future Land Use policy. Given the emerging development pattern and the neighboring PUD up for consideration, there is some support for commercial use in the future; however, the timing of commercial use should be coordinated with an upgrade of Marie Street to be able to accommodate the additional traffic volumes. Further, the properties should be zoned in a more comprehensive manner along Marie Street.

Zoning and Development Regulations

The surrounding area is zoned R-2, C-1, P-1, C-2 and PUD. Recent rezoning activity in this area consists of the Fatz Café at the intersection of Marie Street and Hereford Farm Road. At that time, there were conditions for the improvement of Marie Street from their parking lot access to Hereford Farm Road.

Subdivision codes call for developments to connect to existing county streets. As such, development of this tract would be required to connect to Marie Street. As mentioned in earlier comments, this street does not meet current standards for commercial access.

Structural buffers would be required on both sides of the tract, as the adjoining properties are zoned R-2. This would limit the area that could be used for development at this time.



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Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is not consistent with the prevailing use pattern. Staff would agree that the Marie Street area may be a good candidate for commercial or office; however, the timing of this change is not recommended.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would adversely affect the nearby neighborhood by causing further instability for commercial development and would increase traffic along Marie Street.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is not consistent with the GMP
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The site can continue to be used for single-family residential use. The future use of the site for residential is questionable given the emerging development pattern; however, the transition should occur when adequate services are in place.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	Water is available. The availability of sewer must be assessed following a survey of the parcel.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	Use of the property for commercial would be consistent with the adjoining properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.